

**MIXED USE A** (Rev. Effective 12/23/96)

**Intended Function:** Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominate residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life-style.

The essential component of Mixed Use A is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.

It is also possible that appropriate sites within the area designated for Mixed Use A may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).

All of the development patterns are appropriate within Mixed Use A as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Mixed Use A future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Mixed Use A future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

## **MIXED USE DEVELOPMENT PATTERNS**

### **Objective 1.7: [L] (Effective 12/23/96)**

The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Mixed Use Future Land Use Categories, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Mixed Use Future Land Use Categories.

The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:

- a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;
- b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;
- c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;
- d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;
- e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;
- f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;
- g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;
- h) Promote development patterns which reduce trip length and/or the need for private automobile travel;
- i) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and
- j) Scale development densities and intensities to provide a range of appropriately located development patterns.

### **Policy LU 1.7.1 - Low Density Residential Development Pattern (Rev. Effective 7/2/99)**

**INTENT** - The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.

**DENSITY/INTENSITY** - Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

**LOCATION** - Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

**ACCESS** - Areas zoned for the Low Density Residential development pattern shall have public street access.

**Policy LU 1.7.2 - Medium Density Residential Development Pattern** (Rev. Effective 7/2/99)

**INTENT** - The Medium Density Residential development pattern is intended to encourage a wide range of medium density housing opportunities in close proximity to more intensive nonresidential uses, both which can be efficiently served by existing or planned infrastructure, including mass transit. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.

**DENSITY/INTENSITY** - Areas designated Medium Density Residential shall not have a gross density greater than 16 dwelling units per acre. Minimum density shall be 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Nonresidential development shall not have a gross building area exceeding 20,000 square feet per acre.

**LOCATION** - Areas designated Mixed Use A, B and C on the Future Land Use Map are appropriate for zoning of Medium Density Residential Areas. Additional criteria for zoning are as follows: Areas of existing medium density development; Areas of transition from more intensive use to Low Density Residential and Residential Preservation; Areas in proximity to higher intensity uses; Areas served by mass transit service; Areas in proximity to community schools, parks, and public greenways; Areas along arterial and collector roadways; and Areas adjacent to the Activity Center, Central Urban, University Transition and Downtown Future Land Use categories, and the Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

**ACCESS** - Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.

**Policy LU 1.7.3 - Low Density Residential Office Development Pattern** (Rev. Effective 7/2/99)

**INTENT** - The Low Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. While conversion of existing residential structures on arterial and collector streets to office use is a situation where this development pattern will be applied, this development pattern should not be applied to such an extent that it would disrupt the viability of residential neighborhoods and adjacent residential properties. Zoning districts will be created to distinguish Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.

**DENSITY/INTENSITY** - Redevelopment or reuse of existing residential or office uses in this development pattern shall have a maximum gross density of eight dwelling units per acre and/or an intensity not to exceed the floor area of the existing structure. New development in the Low Density

area gross up to 40,000 square feet per acre and a maximum density of twenty dwelling units per acre. Building height shall not exceed six stories.

**LOCATION** - Mixed Use B and C areas, and Mixed Use A areas where the Urban Pedestrian Center is a transition between low density residential uses and more intensive uses may be appropriate for zoning of an Urban Pedestrian Center. Additional criteria for zoning these areas are as follows: Areas proximate to medium and high density residential land uses in urban areas; Areas proximate to higher intensity Mixed Use Development patterns, such as Medium Density Residential, Low and Medium Density Residential Office and Village Center; Areas proximate to higher intensity Future Land Use categories such as Downtown, Central Urban, University Transition, and Activity Centers; and Areas within walking distance of transit and along corridors designated for alternate transportation (per 2020 Long Range Transportation Plan)

**ACCESS** - Areas zoned for the Urban Pedestrian Center development pattern shall have access to an arterial roadway.

**Policy LU 1.7.9 - Light Industrial Development Pattern** (Rev. Effective 7/2/99)

**INTENT** - The Light Industrial development pattern is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel, is allowed.

**INTENSITY/DENSITY** - Nonresidential development shall not exceed 25,000 square feet of gross building area per acre. Residential use (intended for a watchman or guard) shall not exceed one dwelling unit per industrial use. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.

**LOCATION** - Areas within Mixed Use that are currently developed with industrial uses may be appropriate for zoning as Light Industrial. New areas within Mixed Use that may be appropriate for zoning as Light Industrial include: Areas proximate to interstate and intrastate highways and highways which connect to cities in adjacent counties; and Areas proximate to the Tallahassee Regional Airport or a railroad.

**ACCESS** - Areas zoned for the Light Industrial development pattern shall have access to an arterial roadway.

**Policy LU 1.7.10:** (Rev. Effective 6/26/98)

The development patterns established in Policies LU 1.7.1 - 1.7.9 are related to the Mixed Use A, B and C categories as specified in the following table.

**Policy LU 1.7.11:** (Effective 12/23/96)